

Section 2.5

City of Lafayette

SAMPLE SITE PLAN

ATTACHED GARAGE

An attached garage may be built no closer than 25 feet from the rear property line and no closer than 6 feet from the side property line. The garage may also come no closer to the front property line than the required front yard setback. You may cover no more than 30% of your lot with structures under roof.

Per NUZO all new construction will require a hard surface drive.

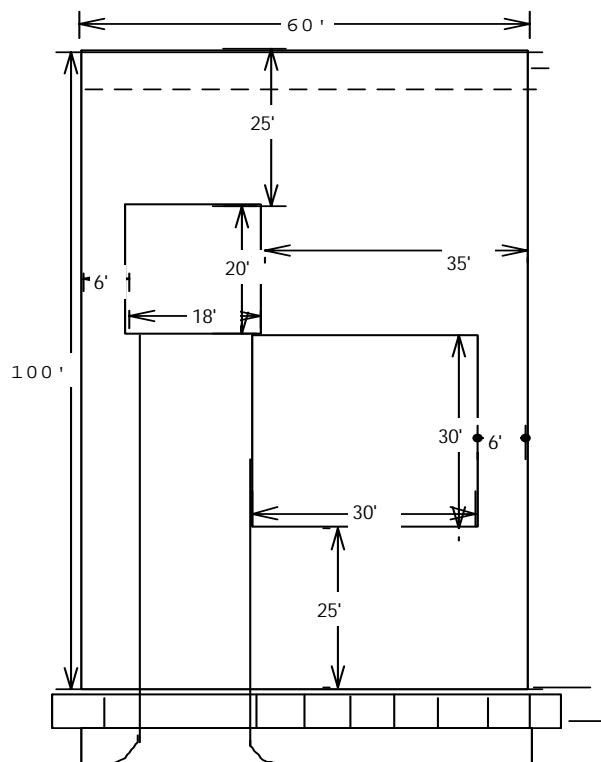
Footings: are to be 32 inches deep and 12 inches wide. To be classified as a 2-car garage, the inside dimensions must be a minimum of 18 feet x 18 feet.

Residential houses are allowed only one (1) driveway access per deeded property. (See design detail for Private Drives Class 1, page 19)

A ***“Right of Way”*** permit is needed if any changes will be made to the existing driveway apron or if a new driveway will be installed. (Excludes alleys)

Also, consult your subdivision’s restrictive covenants and show any other restrictions that apply to the lot.

An Improvement Location Permit will be required for the construction of an attached garage.



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DETACHED GARAGE

A detached garage may be built no closer than 10 feet from the rear of the property line or 10 feet from the center of the public alley (whichever applies) and no closer than 6 feet from the side property line. The garage may be no closer to the front property line than the required front yard setback. A detached garage also must be a minimum of 6 feet from the primary structure. You may cover no more than 30% of your lot with structures under roof.

Per NUZO all new construction will require a hard surface drive.

Footings: are to be 12 inches wide x 12 inches deep.

Monolithic pour: (footing/slab) are to be:

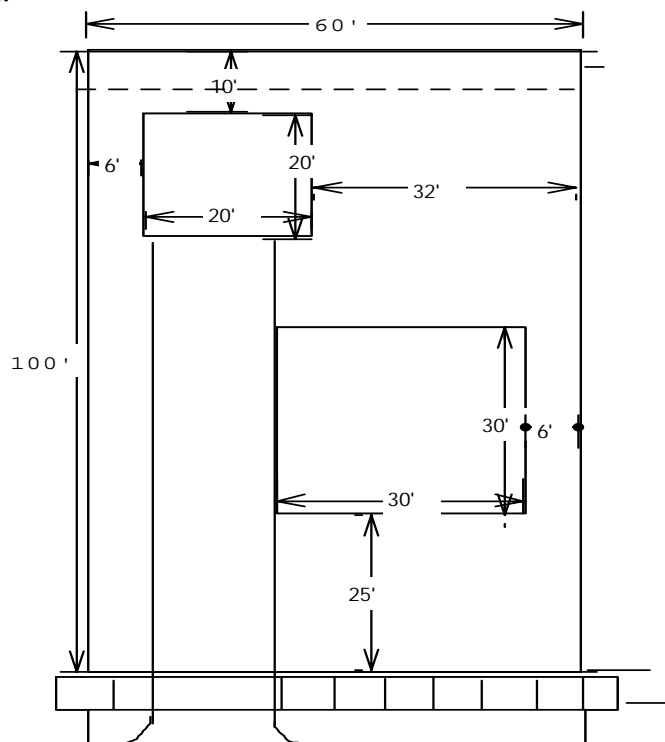
8 inches wide x 18 inches deep or 12 inches wide x 12 inches deep

Residential houses are allowed only one (1) driveway access per deeded property. (See design detail for Private Drives Class 1, page 19)

A “**Right of Way**” permit is needed if any changes will be made to the existing driveway apron or if a new driveway will be installed. (Excludes alleys)

Also, consult your subdivision’s restrictive covenants and show any other restrictions that apply to the lot.

An Improvement Location
Permit will be required
for the construction of
a detached garage.



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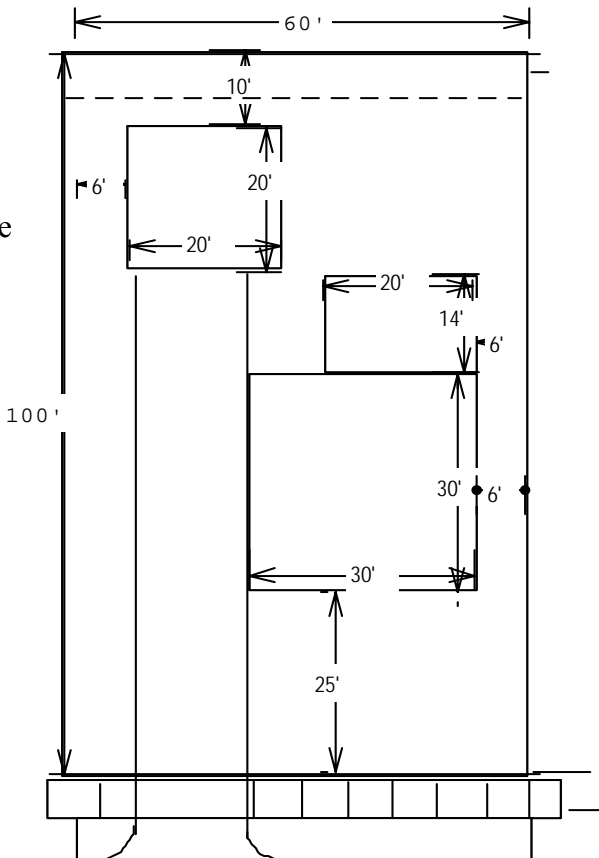
PORCH/DECK/PATIO

A porch, deck or patio may be built no closer than 25 feet from the rear property line and no closer than 6 feet from the side property line. The same applies if the structure were to be built in the front yard: no closer to the front property line than the required front yard setback. If the structure is covered, then you may cover no more than 30% of your lot with structures under roof.

An unroofed porch, deck or patio whether attached to a primary use building or not, is an accessory use. It may extend into a minimum rear or side (but not front) setback to within 4 feet of lot line as long as it is no higher than the 1st floor of the primary building.

Also, consult your subdivision's restrictive covenants and show any other restrictions that apply to the lot.

An improvement Location Permit may be required for a Porch, Deck, or Patio. For specific requirements please contact the City of Lafayette Engineering Dept. at (765) 807-1050 or by e-mail at permits@lafayette.in.gov.



City of Lafayette

Architectural floor plan of a two-story building. The overall dimensions are 60' wide by 100' deep. The plan shows a central corridor (30' wide) and two main rooms. The left room is 20' wide and 20' deep. The right room is 20' wide and 30' deep. There are two entrances, each 6' wide. The total area is 6000 sq. ft.

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STORAGE SHED

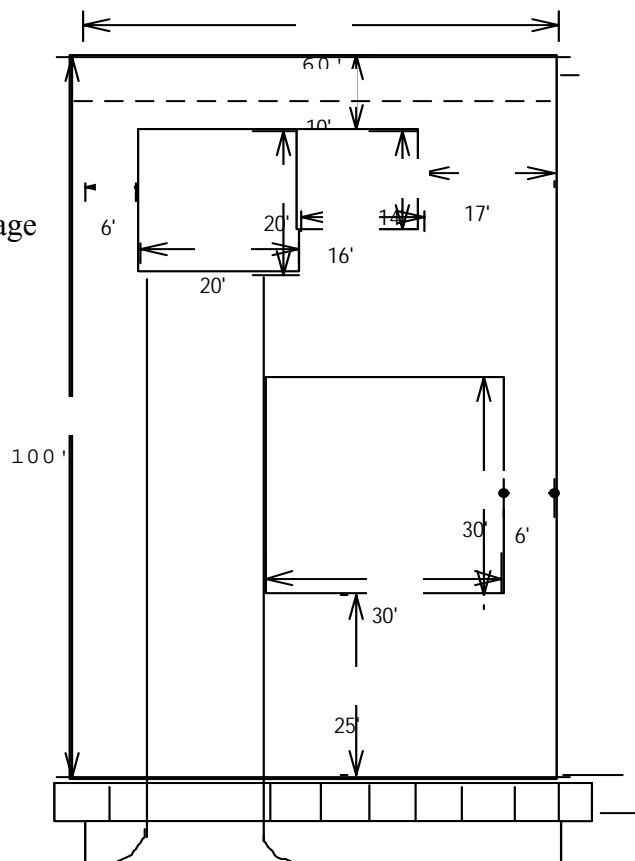
A storage shed may be built no closer than 10 feet from the rear property line or 10 feet from the center of the alley (whichever applies) and no closer than 6 feet from the side property line. The storage shed may be no closer to the front property line than the required front yard setback. You may cover no more than 30% of your lot with structures under roof.

Note: If the utility easement were larger than the minimum setback, your setback from the property line would be increased accordingly. If you do not have an alley, then it's possible you have a utility easement. Please confirm the size of the easement before planning.

Also, consult your subdivision's restrictive covenants and show any other restrictions that apply to the lot.

A building permit is not required for structures 120 square feet (SF) or less and not on a permanent foundation.

An Improvement Location Permit will be required for any storage shed greater than 120 square feet (SF) or for any storage shed (regardless of size) on a permanent foundation.



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SWIMMING POOL

A swimming pool may be built no closer than 10 feet from the rear property line or 10 feet from the center of the public alley (whichever applies) and no closer than 6 feet from the side property line. The pool may come no closer to the front property line than the required front yard setback. The edge of the pool may be no closer than 10 feet from power lines and must be enclosed by a fence no less than 6 feet in height. All gates and stairs are to be lockable.

Also, consult your subdivision's restrictive covenants and show any other restrictions that apply to the lot.

An Improvement Location Permit may be required for a swimming pool.

For specific requirements, please contact the City of Lafayette Engineers Dept. at (765) 807-1050 or by e-mail at: permits@lafayette.in.gov.

